

After recording, return to:  
Select Title & Escrow, LLC  
7145 Swinnea Road, Suite 1  
Southaven, MS 38671  
(662) 349-3330  
File # 03-1046

This document was prepared by John C. Morris, III, 2309 Oliver Road,  
Monroe, Louisiana 71201. Telephone: (318) 330-9020

3/21/08 3:17:18  
BK 580 PG 693  
DESOTO COUNTY, MS  
W.E. DAVIS, CH CLERK

**INDEXING INSTRUCTIONS:**

**Lot 189, Section E, Ranch Meadows, P.U.D. Subdivision, in Section 25, Township 1 South, Range 9  
West, Desoto County, MS.**

STATE OF MISSISSIPPI  
COUNTY OF Desoto

**SPECIAL WARRANTY DEED**

FOR AND IN CONSIDERATION of the sum of Ten dollars (\$10.00), and other good and valuable consideration, the undersigned, grantor (s) **LaSalle Bank National Association, as Trustee for Ownit Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2006-3** do hereby convey, and warrant specially unto grantee (s) **Derrick Coleman** the following described property situated in Desoto County, Mississippi, to-wit:

**SEE ATTACHMENT EXHIBIT "A"**

City, County, and State ad valorem taxes for the year 2008 are to be pro-rated as of the date of delivery of this deed.

The above warranty and this conveyance is made subject to any and all valid and outstanding oil, gas, and mineral leases, exceptions, reservations, and conveyance.

The above warranty and this conveyance is made subject to any and all easements for public roads and public utilities as presently laid out, constructed or in use.

WITNESS MY SIGNATURE, this the 25 day of Feb, 2008.  
**LaSalle Bank National Association, as Trustee for Ownit Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2006-3**

BY:

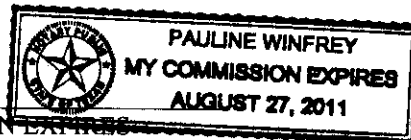
  
**Robert Tompkins**  
Vice President

STATE OF MS  
COUNTY OF Harris

PERSONALLY CAME AND APPEARED BEFORE ME, the undersigned authority in and for the aforesaid jurisdiction, on this, the 25 day of Feb, 2008, the within named **Robert Tompkins** who acknowledges that (s) he is the **Authorized Signatory** of **LaSalle Bank National Association, as Trustee for Ownit Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2006-3** and that for and on behalf of said corporation, and as its own act and deed, (s) he executed and delivered the above and foregoing instrument after having been first duly authorized by said corporation so to do.

  
NOTARY

  
MY COMMISSION EXPIRES



Grantor:  
**LaSalle Bank National Association**  
4828 Loop Central Drive  
Houston, TX 77081  
713-960-9676

Grantee:  
**Derrick Coleman**  
7878 Bailee Ln.  
Walls, MS 38680  
662-349-6307 #14

R07-1625/bnt

## **EXHIBIT “A”**

**LEGAL DESCRIPTION:**

Lot 189, Section E, Ranch Meadows, P.U.D. Subdivision, in Section 25, Township 1 South, Range 9 West, as shown by plat of record in Palt Book 83, Page 39, Chancery Clerk's Office for DeSoto County, Mississippi, to which plat reference is hereby made for a more complete legal description.

**RECORDING REQUESTED BY**  
**& AFTER RECORDING RETURN TO:**  
**LITTON LOAN SERVICING LP**  
 4828 Loop Central Drive  
 Houston, Texas 77081  
 Attn: Alison S. Walas  
 Prepared By: A. Walas *A. Walas*

### LIMITED POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS, that LaSalle Bank National Association, having its principal place of business at LaSalle Bank National Association, 135 South LaSalle Street, Suite 1625, Chicago, Illinois 60603, as Trustee (the "Trustee") pursuant to that Pooling and Servicing Agreement among Merrill Lynch Mortgage Investors, Inc. (the "Depositor"), Litton Loan Servicing LP (the "Servicer") and the Trustee, dated as of March 1, 2006 (the "Pooling and Servicing Agreement"), hereby constitutes and appoints the Servicer, by and through the Servicer's officers, the Trustee's true and lawful Attorney-in-Fact, in the Trustee's name, place and stead and for the Trustee's benefit, in connection with all mortgage loans serviced by the Servicer pursuant to the Pooling and Servicing Agreement for the purpose of performing all acts and executing all documents in the name of the Trustee as may be customarily and reasonably necessary and appropriate to effectuate the following enumerated transactions in respect of any of the mortgages or deeds of trust (the "Mortgages" and the "Deeds of Trust," respectively) and promissory notes secured thereby (the "Mortgage Notes") for which the undersigned is acting as Trustee for various certificateholders (whether the undersigned is named therein as mortgagee or beneficiary or has become mortgagee by virtue of endorsement of the Mortgage Note secured by any such Mortgage or Deed of Trust) and for which the Servicer is acting as servicer, all subject to the terms of the Pooling and Servicing Agreement.

This appointment shall apply to the following enumerated transactions only:

1. The modification or re-recording of a Mortgage or Deed of Trust, where said modification or re-recordings is for the purpose of correcting the Mortgage or Deed of Trust to conform same to the original intent of the parties thereto or to correct title errors discovered after such title insurance was issued and said modification or re-recording, in either instance, does not adversely affect the lien of the Mortgage or Deed of Trust as insured.
2. The subordination of the lien of a Mortgage or Deed of Trust to an easement in favor of a public utility company of a government agency or unit with powers of eminent domain; this section shall include, without limitation, the execution of partial satisfactions/releases, partial reconveyances or the execution or requests to trustees to accomplish same.
3. The conveyance of the properties to the mortgage insurer, or the closing of the title to the property to be acquired as real estate owned, or conveyance of title to real estate owned.
4. The completion of loan assumption agreements.

5. The full satisfaction/release of a Mortgage or Deed of Trust or full conveyance upon payment and discharge of all sums secured thereby, including, without limitation, cancellation of the related Mortgage Note.
6. The assignment of any Mortgage or Deed of Trust and the related Mortgage Note, in connection with the repurchase of the mortgage loan secured and evidenced thereby.
7. The full assignment of a Mortgage or Deed of Trust upon payment and discharge of all sums secured thereby in conjunction with the refinancing thereof, including, without limitation, the assignment of the related Mortgage Note.
8. With respect to a Mortgage or Deed of Trust, the foreclosure, the taking of a deed in lieu of foreclosure, or the completion of judicial or non-judicial foreclosure or termination, cancellation or rescission of any such foreclosure, including, without limitation, any and all of the following acts:
  - a. the substitution of trustee(s) serving under a Deed of Trust, in accordance with state law and the Deed of Trust;
  - b. the preparation and issuance of statements of breach or non-performance;
  - c. the preparation and filing of notices of default and/or notices of sale;
  - d. the cancellation/rescission of notices of default and/or notices of sale;
  - e. the taking of a deed in lieu of foreclosure; and
  - f. the preparation and execution of such other documents and performance of such other actions as may be necessary under the terms of the Mortgage, Deed of Trust or state law to expeditiously complete said transactions in paragraphs 8.a. through 8.e., above.

The undersigned gives said Attorney-in-Fact full power and authority to execute such instruments and to do and perform all and every act and thing necessary and proper to carry into effect the power or powers granted by or under this Limited Power of Attorney as fully as the undersigned might or could do, and hereby does ratify and confirm to all that said Attorney-in-Fact shall lawfully do or cause to be done by authority hereof; provided, that the Servicer shall not without the Trustee's written consent, (A) initiate any action in the Trustee's name without indicating the Servicer's representative capacity or (B) cause the Trustee to be registered to do business in any state; and provided further that the Trustee shall not be liable for any misuse of, or negligence, willful misfeasance or bad faith of the Servicer in connection with, the Servicer's use of this power of attorney.

Third parties without actual notice may rely upon the exercise of the power granted under this Limited Power of attorney; and may be satisfied that this Limited Power of Attorney shall continue in full force and effect and has not been revoked unless an instrument of revocation has been made in writing by the undersigned.

IN WITNESS WHEREOF, LaSalle Bank National Association as Trustee pursuant to that Pooling and Servicing Agreement among the Depositor, the Servicer, and the Trustee, dated as of March 1, 2006 (Ownit Mortgage Loan Trust, Mortgage Loan Asset Backed Certificates, Series 2006-3), has caused its corporate seal to be hereto affixed and these presents to be signed and acknowledged in its name and behalf by Susan L. Feld its duly elected and authorized Vice President this 3rd day of January, 2008.

LaSalle Bank National Association, as Trustee

By: *Susan L. Feld*  
 Name: Susan L. Feld  
 Title: Vice President

Witness: *Jonathan T. Vacca*  
 Name: Jonathan T. Vacca

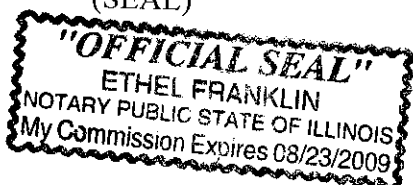
Witness: *April Haley*  
 Name: April Haley

STATE OF ILLINOIS

COUNTY OF COOK

On January 3, 2008, before me, the undersigned, a Notary Public in and for said state, personally appeared Susan L. Feld, Vice President of LaSalle Bank National Association as Trustee Ownit Mortgage Loan Trust, Mortgage Loan Asset Backed Certificates, Series 2006-3, personally known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she executed that same in his/her authorized capacity, and that by his/her signature on the instrument the entity upon behalf of which the person acted and executed the instrument.

WITNESS my hand and official seal.  
 (SEAL)



*Ethel Franklin*  
 Notary Public  
 My Commission Expires 08/23/2009

**RECORDING REQUESTED BY:**  
Chicago Title Company

**AND WHEN RECORDED MAIL TO**

Litton Loan Servicing LP  
4828 Loop Central Dr.  
Houston, TX 77081  
Attn: Alison S. Walas - Prepared by A. Walas

Escrow No.: 07-50405713-BR  
Locate No.: CACT17720-7720-4504-0050405713  
Title No.: 07-50405713-TL

Recorded in Official Records, Madera County

**REBECCA MARTINEZ**

Madera County Recorder  
CT Chicago Title

Doc#: 2008003783



EK 580 PG 698

2/07/2008  
8:00 AM  
JL

<b>Titles:</b>	1	<b>Pages:</b>	4
<b>Fees</b>	16.00		
<b>Taxes</b>	0.00		
<b>Other</b>	0.00		
<b>PAID</b>	\$16.00		

SPACE ABOVE THIS LINE FOR RECORDER'S USE

LIMITED POWER OF ATTORNEY

**THIS PAGE ADDED TO PROVIDE ADEQUATE SPACE FOR RECORDING INFORMATION**  
(Additional recording fee applies)

(recoverh)(10-04)

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